

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC

Almon M. Ellis, Jr., Attorney (MS Bar # 101914)

7145 Swinnea Road Suite 2

Southaven, MS 38671

(662) 349-3930

File # 10-1097

Indexing Instructions: Lot 134, Sec B, Kingston Estates, in Sec
28, T1S, R8W, Plat Book 40, Page 25, DeSoto County, Mississippi

GRANTORS:

Van Qui Pham and Barbara L. Pham

8968 Hailley
504 Hailley MS 38671

HOME: (662) 393-7272

WORK: (901) 848-3467

GRANTEE

William Bryan Dotson

7232 Layne Drive

Horn Lake, MS 38637

HOME: 662-342-7902

WORK: 901-428-0760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Van Qui Pham and Barbara L. Pham, husband and wife** do hereby sell, convey and warrant unto **William Bryan Dotson, a married man, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 134, Section B, KINGSTON ESTATES SUBDIVISION, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 40, Page 25, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1088-2802.0-00134.00

Property Address: 7232 Layne Drive, Horn Lake, MS 38637

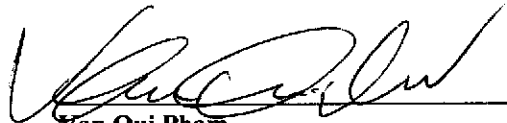
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

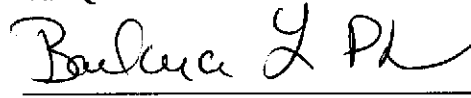
THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of his/her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 15th day of June, 2010.

 (SEAL)
Van Qui Pham

 (SEAL)
Barbara L. Pham

STATE OF MISSISSIPPI
COUNTY OF DESOTO

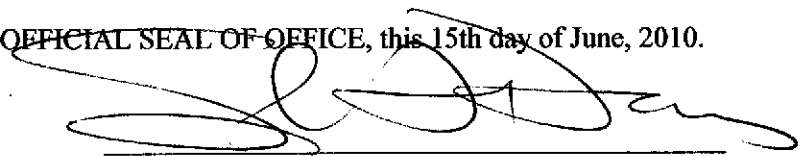
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Van Qui Pham and Barbara L. Pham**, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of June, 2010.



(S E A L)

My Commission Expires.


Notary Public